



278 Terry Road, Stoke, Coventry, CV3 1NH

Asking Price £900.00 p.c.m.



Modern End Terrace Property
Three Bedrooms (2 larger, one smaller)
Ground Floor Cloakroom
uPVC Double Glazed & Gas Centrally Heated
Spacious Lounge
Fitted Kitchen
First Floor Fitted Bathroom
Gardens to Front & Rear of Property
Allocated Parking Spaces to Rear
PART FURNISHED * AVAILABLE NOW

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Accommodation Comprising

Door into:

Hall

Tiled floor. Central heating radiator. Stairs off to the First Floor. Doors to Lounge, Kitchen and:

WC

Low level WC and pedestal wash hand basin. Tiled floor. Central heating radiator.

Kitchen

3.1m (10' 2") approx. x 2.17m (7' 1") approx
Fitted with ample wall and base units with work surfaces over. Stainless steel sink unit. Built in gas hob and extractor fan oven. Cupboard housing boiler. Built in oven. Central heating radiator. uPVC double glazed window to the front.

Lounge

4.43m (14' 6") approx. x 4.17m (13' 8") approx
Laminate floor. Two central heating radiators. uPVC double glazed French doors to the rear.

First Floor

Landing

All rooms off. Cupboard. uPVC double glazed window to the side.

Bathroom

Fitted White suite comprising of: Low level WC, pedestal wash hand basin, panelled bath with shower and screen over. Central heating radiator. Tiled floor and part tiled walls. uPVC double glazed window to the front.

Bedroom 1

2.46m (8' 1") approx. x 4.0m (13' 1") approx.
uPVC double glazed window to the front. Central heating radiator.

Bedroom 2

2.36m (7' 9") approx. x 4.0m (13' 1") approx
uPVC double glazed window to the rear. Central heating radiator.

Bedroom 3

2.0m (6' 7") approx. x 2.44m (8' 0") approx.



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uPVC double glazed window to the rear. Central heating radiator.

Exterior

Gardens

Front - Laid to Lawn. Rear - Decked area then panelled fenced to both sides and wall to the rear. Pedestrian access to the side.

Parking

Allocated bay to rear of property.

Agents Notes

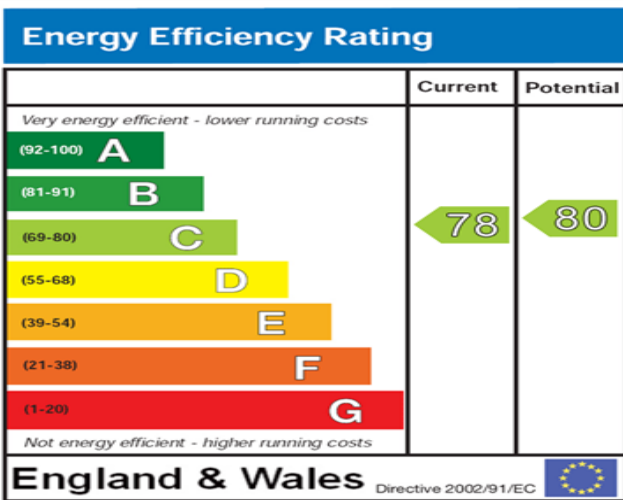
DIRECTIONS: Leave city centre via main ring road onto London Road. Proceed past Gulson Road onto next left into Acacia Avenue. Continue through into Humber Avenue and at the crossroads Terry Road runs across. Turn right and continue around past Blue Coat School onto new build properties near Humber Road where property can be identified by our For Sale board.

AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.